

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Thursday, May 30, 2013 2:14 PM
To: s.22(1) Personal and Confidential
Subject: FW: 1396 Richards Street amendments to zoning
Attachments: Richards & Pacific proposed Development.docx

Thank you for your comments.

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Thank you.

From: Anne Lippert s.22(1) Personal and Confidential
Sent: Thursday, May 30, 2013 2:00 PM
To: Correspondence Group, City Clerk's Office
Subject: 1396 Richards Street amendments to zoning

I, owner of s.22(1) Personal and Confidential am NOT in favour of the proposed re-zoning from DD (Downtown) District to CD-1 (comprehensive development) District for the reasons outlined in the attached document.

Hannelore (Anne) Lippert

Hannelore (Anne) LIPPERT and Wolfgang LIPPERT

s.22(1) Personal and Confidential

Comment Sheet

PROPOSED REZONING FOR 1396 RICHARDS STREET, VANCOUVER, BC.

1. The proposal is for a mixed-use building with 269 residential units, of which 129 are rental units, with a 37 space childcare facility and retail uses at street level. Do you support the uses proposed for this site?

NO

We are NOT in favour of the re-zoning from DD (Downtown) District to CD-1 (Comprehensive Development) District for the following reasons:

- a) The corner 42 storey high-rise Tower is so high that it takes away light from the adjacent buildings and in particular the 501 Pacific Street building.
 - b) The current allowable building height is 300 ft., the Onni Group proposes 410.8 ft, a building with this height at the corner would not add to the general appearance of the cityscape, i.e. it is OVERWHELMING!
 - c) In order to achieve the extra height allowance the Onni Group proposes to provide a childcare facility. However there are numerous childcare facilities in the immediate surrounding area and more are already under construction in the MARK building.
 - d) The proposed building would not attract families with children as they are no schools in the immediate neighbourhood
 - e) The proposed setback from the street for the high-rise building is LESS than what is currently allowable. As a result the privacy of the adjacent building's suites is compromised.
- 2.) The proposal is for a 42 storey tower at a height of 410.8 ft etc.... (130 Rental units / 139 Market)

Do you support the proposed development for this site? NO

The proposed FSR change from 5.0 to 8.6 is too much. The corner building will result in this area being the most densely populated corner. It will create traffic congestion as 283 more cars will be added to the traffic pattern. Car entering and exiting the parking garage will have to go at a slower speed causing traffic back-up.


RENTALS: The proposal calls for approximately half rental / half owned suites. At the proposed sale price for owned suites in the range of \$ 500.00 - \$ 700.00 per sft. it is highly questionable that the City-wide objective of affordable rental housing can be achieved.

- 3.) Additional Comments: The architectural drawings show the building in the shape of a funnel, i.e. narrow at the bottom and widening progressively towards the top. This gives the building a massive appearance and is not esthetically pleasing. The City of Vancouver prides itself as being a livable city where buildings are set back, have pleasing interesting landscapes at the front with a reasonable amount of green space. This building DOES NOT live up to that standard.

In addition neighbouring buildings will appear "dwarfed ", will lose view, light and privacy. If this development is approved, the people owning suites in the proximity along Richards Street, Howe Street, Hornby Street, Pacific Street and Pacific Boulevard, even as far away as Burrard Street and Davie Street will see the market value of their properties reduced due to loss of views, loss of light and privacy, traffic congestion etc. which in turn will result in lower property taxes for the City of Vancouver.

Hannelore Lippert and Wolfgang K. Lippert

5.22(1) Personal and Confidential



Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Monday, June 03, 2013 3:43 PM
To: Laurence Bayzand
Subject: RE: 1300-1320 Richards Street and 1396 Richards Street

Thank you for your comments.

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Thank you.

-----Original Message-----

From: Laurence Bayzand s.22(1) Personal and Confidential
Sent: Sunday, June 02, 2013 9:19 AM
To: Correspondence Group, City Clerk's Office
Subject: 1300-1320 Richards Street and 1396 Richards Street

I am writing today to voice my opposition to amendments to the zoning and development and sign by-laws with relation to: 1300-1320 Richards Street and 1396 Richards Street.

As a long-time resident of the neighbourhood, I am concerned about the impact of two such large-scale construction projects. They will no doubt create massive inconvenience and high levels of noise and dirt for an extended period of time. I also fail to see how an influx of a large number of additional people to occupy these units will be supported by existing amenities.

Your densification program along the Drake Street and Pacific Street corridors has gone too far. Please show some respect for your citizens. These proposed projects are unwanted.

Sincerely,

Laurence Bayzand
s.22(1) Personal and Confidential

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, June 04, 2013 11:47 AM
To: Rene Lafreniere
Subject: RE: 1396 Richards street

Thank you for your comments.

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Thank you.

*Correspondence Group
City Clerk's Office
City of Vancouver
Email: mayorandcouncil@vancouver.ca*

From: Rene Lafreniere s.22(1) Personal and Confidential
Sent: Tuesday, June 04, 2013 11:42 AM
To: Correspondence Group, City Clerk's Office
Subject: 1396 Richards street

I live at s.22(1) Personal and Confidential across the street from this proposed development. This development is too big for the space available and will only bring additional congestion to Richards and Pacific. The size and design of the building is overwhelming and needs to be reduced in scope significantly. There are just too many people already in those few blocks taking into account the other development next to this one and the one that ONNI just completed one block away.

The city needs to oppose the plan as described and send the company back to the drawing board

Regards
Rene Lafreniere

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, June 05, 2013 9:08 AM
To: cmm
Subject: RE: 1396 Richards Street

Thank you for your comments.

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Thank you.

-----Original Message-----

From: cmm s.22(1) Personal and Confidential
Sent: Tuesday, June 04, 2013 5:44 PM
To: Correspondence Group, City Clerk's Office
Subject: 1396 Richards Steeet

As a resident of Richards Street in the vicinity of the proposed project, I have severe reservations for this huge "comprehensive development" in a beautiful and relaxing area.

To begin with, the height of this building could be reduced to around 30-story, so it won't be so intimidating. Secondary, can it be designed in a way that it will not be a huge box occupying the whole block?

Thanks for listening.

Sent from my iPad

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, June 12, 2013 9:55 AM
To: Mitra Shad
Subject: RE: Rezoning Application - 1396 Richards Street

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Thank you.

From: Mitra Shad s.22(1) Personal and Confidential
Sent: Tuesday, June 11, 2013 11:01 PM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning Application - 1396 Richards Street

Dear City Council and Mayor,

I'm a resident and owner at s.22(1) Personal and Confidential and have received a yellow invite card to make comments about the rezoning application at 1396 Richards Street.

I'm in favour of the scale and height of this project; however my objections are as follows:

1) I find the corner of Pacific Blvd and Richards Street to be uninspiring under the current proposal given that the buildings at the other three corners of this intersection are designed with beautiful water features and landscaping. The suggested metallic bubble art piece isn't an equatable substitute.

2) The elevator and fire-escape staircase of the high-rise tower is set on the South West face of Pacific Blvd, which creates a vertical concrete façade. The Pacific Blvd façade is the most visible surface area of this building. It would make more sense to have the elevator shaft and fire-escape staircase be on the South face of the building

directed towards the alleyway.

3) The subsidized dwellings facing Richards Street have large balconies that with time will be cluttered and look unsightly (it will resemble an outdoor storage facility). I suggest that the City consider adding the balconies to the usable interior finish space to make for larger interior room accommodations. Instead the balconies should have Juliet openings that will be flush with the exterior finish.

Thanks,

Mitra Shad

s.22(1) Personal and
Confidential

Isfeld, Lori

From: Correspondence Group, City Clerk's Office
Sent: Thursday, June 13, 2013 9:48 AM
To: mojan vahid
Subject: RE: Rezoning Application - 1396 Richards Street

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Thank you.

From: mojan vahid s.22(1) Personal and Confidential
Sent: Wednesday, June 12, 2013 11:27 PM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning Application - 1396 Richards Street

Dear City Council and Mayor,

I'm a resident and owner at s.22(1) Personal and Confidential and have received a yellow invite card to make comments about the rezoning application at 1396 Richards Street.

I have four points that I'd like to contribute in this regard:

1) I'm in favour of the scale and height of this project; however my objections are as follows:

2) I find the corner of Pacific Blvd and Richards Street to be uninspiring under the current proposal given that the buildings at the other three corners of this intersection are designed with beautiful water features and landscaping. The suggested metallic bubble art piece isn't an equitable substitute.

3) The elevator and fire-escape staircase of the high-rise tower is set on the South West face of Pacific Blvd, which creates a vertical concrete façade. The Pacific Blvd façade is the most visible surface area of this building. It would make more sense to have the elevator shaft and fire-escape staircase be on the South face of the building directed towards the alleyway.

4) The subsidized dwellings facing Richards Street have large balconies that with time will be cluttered and look unsightly (it will resemble an outdoor storage facility). I suggest that the City consider adding the balconies to the usable interior finish space to make for larger interior room accommodations. Instead the balconies should have Juliet openings that will be flush with the exterior finish.

Kind regards,

Mojgan&Khosrow Shad

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